018.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	938,600 / 938,600
					USE VALUE:	938,600 / 938,600
					ASSESSED:	938,600 / 938,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BILSKY ALEXANDER B &
Owner 2:	ENDO SARAH I
Owner 3:	
Street 1:	65 COLONIAL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SUNDARAM SURESH -
Owner 2:	CEMENSKA MARCI J -
Street 1:	65 COLONIAL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,175 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Clapboard Exterior and 1725 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6175.000	424,100		514,500	938,600
Total Card	0.142	424,100		514,500	938,600
Total Parcel	0.142	424,100		514,500	938,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 544.27 | /Parcel: 544.2

Legal Description

User Acct

13041

GIS Ref

GIS Ref

Insp Date

11/18/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0006-0006.0

!1552!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	424,100	0	6,175.	514,500	938,600	938,600	Year End Roll	12/18/2019
2019	101	FV	333,800	0	6,175.	665,800	999,600	999,600	Year End Roll	1/3/2019
2018	101	FV	333,800	0	6,175.	423,700	757,500	757,500	Year End Roll	12/20/2017
2017	101	FV	333,800	0	6,175.	387,400	721,200	721,200	Year End Roll	1/3/2017
2016	101	FV	333,800	0	6,175.	314,700	648,500	648,500	Year End	1/4/2016
2015	101	FV	309,300	0	6,175.	314,700	624,000	624,000	Year End Roll	12/11/2014
2014	101	FV	263,500	0	6,175.	286,900	550,400	550,400	Year End Roll	12/16/2013
2013	101	FV	263,500	0	6,175.	273,000	536,500	536,500		12/13/2012

PRINT

Date	Time
12/10/20	17:07:57

LAST REV

Date	Time
12/11/17	12:59:53
ekelly	
1552	

USER DEFINED

Prior Id # 1:	13041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUNDARAM SURESH	1451-50		4/11/2014	Change>Sale	765,000	No	No		
CARDINALE ROBER	1207-7		6/28/1999		311,000	No	No		
	1001-26		7/1/1985		127,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2004	730	Addition	98,000			G6	GR FY06	DEMO PORCH, ADD ST

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	Inspected	BS	Barbara S
11/1/2017	MEAS&NOTICE	BS	Barbara S
5/14/2015	SQ Returned	MM	Mary M
2/26/2009	Meas/Inspect	163	PATRIOT
8/23/2005	Fieldrev-Chg	BR	B Rossignol
4/7/2005	Permit Visit	BR	B Rossignol
3/28/2000	Inspected	264	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6175		Sq. Ft.	Site		0	85.	0.98	2									514,461						514,500	

Total AC/HA: 0.14176 | Total SF/SM: 6175 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 514,461 | Spl Credit | Total: 514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.23330092
Const Adj.:	0.99989998
Adj $ / SQ:	129.484
Other Features:	116406
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444531
Depreciation:	20448
Depreciated Total:	424083

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

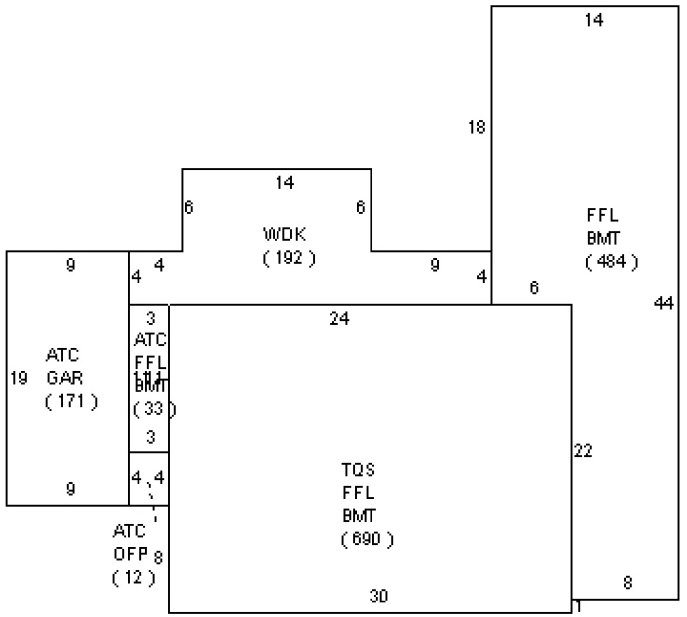
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	142.43
Special Features:	0	Val/Su Net:	125.40
Final Total:	424100	Val/Su SzAd	235.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,207	38.850	46,886
FFL	First Floor	1,207	129.480	156,287
TQS	3/4 Story	518	129.480	67,008
WDK	Deck	192	11.210	2,152
GAR	Garage	171	29.620	5,064
ATC	Attic	76	129.480	9,789
OFP	Open Porch	12	44.000	528
	Net Sketched Area:	3,382	Total:	287,714
Size Ad	1800.1	Gross Are	3695	FinArea 1725

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc